

01709

Know all Men by these Presents

That is, THE HYDE SCHOOL, a corporation organized and existing under the laws of the State of Maine, and located at Bath, in the County of Sagadahoc and State of Maine,

in consideration of Twenty-eight thousand five hundred and no/100 ----- dollars

paid by the Bath Savings Institution, a corporation organized and existing by law, and located at Bath, in the County of Sagadahoc, and State of Maine, the receipt whereof ^{IT} ^{does} ^{adversely} acknowledge, do hereby give, grant, bargain, sell and convey, unto the said Bath Savings Institution, its successors and assigns, forever,

A certain lot or parcel of land, together with all the buildings thereon, situated in Bath in the County of Sagadahoc and the State of Maine, bounded and described as follows, to wit:

On the North by South Street, so-called; on the East by land of the Hyde School on the South by land of the Hyde School; and on the West by High Street.

For source of title, reference may be had to Warranty Deed from David L. Kramer and Sonja A. Kramer to Hyde School, dated May 31, 1974, to be recorded in the Sagadahoc County Registry of Deeds, book and page to be assigned.

NOT A TRUE COPY

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This instrument includes all heating, plumbing and lighting fixtures and equipment now or hereafter attached to or used in connection with the real estate herein described.

To have and to hold the aforementioned and bargained premises, with all the privileges and appurtenances thereof, to the said Bath Savings Institution, its successors and assigns, to its and their use and behoof forever.

And ^{it does} ~~it~~ ^{do} covenant with the said Grantee, its successors and assigns, that it is lawfully seized in fee of the premises that they are free of all encumbrances;

that it has ~~have~~ good right to sell and convey the same to the said Grantee to hold as aforesaid; and that it and its ~~successors~~ ^{successors} shall and will Warrant and Defend the same to the said Bath Savings Institution, its successors and assigns forever, against the lawful claims and demands of all persons.

Provided Nevertheless, That if the said Grantee, its successors

heirs, executors or administrators, shall pay to the said Grantee, its successors or assigns, the principal sum of Twenty-eight thousand five hundred and no/100 ----- Dollars (\$ 28,500.00) with interest thereon at the rate set forth in a certain promissory note of even date herewith and secured hereby, all in accordance with the provisions of said note; and shall pay all taxes and other assessments levied or assessed against said premises within such time as they may be paid without incurring the payment of interest or penalty; and shall, at all times, keep said buildings insured, payable to said Grantee, its successors and assigns, in manner satisfactory to it, and at least to the extent of the claim hereby secured; and shall, at all times, keep said premises in at least as good repair and condition as the same now are; and shall not commit or permit any strip or waste of said mortgaged premises; and shall on demand, or as agreed, repay to said Bank all advances which it shall consider necessary hereafter to make for payment of taxes, insurance and repairs and otherwise for the protection of its security, and shall repay future advances made at the option of the parties to this mortgage according to the terms

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(\$28,500.00), and all expenses, if they are incurred, of foreclosure of this mortgage, with interest on said sum as aforesaid, and shall faithfully perform all the covenants, conditions and agreements contained herein and in the obligation secured hereby, then this mortgage shall be void; otherwise the same shall remain in full force.

In Witness Whereof, IT, the said THE HYDE SCHOOL has caused this instrument to be sealed with its corporate seal and signed in its corporate name by Leonard C. Mulligan, its Treasurer, thereunto duly authorized

not a true copy

this 3rd day of June, in the year of our Lord one thousand nine hundred and Seventy-four.

Signed, Sealed and Delivered in presence of

Edwin J. Talbot

HYDE SCHOOL

Leonard C. Mulligan Treasurer

Sagadahoc, ss.

State of Maine

June 3, 1974

Personally appeared the above named Leonard C. Mulligan as Treasurer of said Hyde School and acknowledged the foregoing instrument to be his

not a true copy

his

free act and deed, and the free act and deed of said corporation.

Before me,

Edwin J. Talbot

Notary Public

SAGADAHOC, SS

Registry of Deeds

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AND RECORDED FROM THE ORIGINAL